

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District

District V
District III
District I
District II
District IV

**AGENDA
REGULAR MEETING**

February 8, 2021 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [January 11, 2020 Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response. Charlotte County Board of County Commissioners does not discriminate on the basis of disability. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

FP-20-09-13

Quasi-judicial

Commission District IV



Frank Tenteromano has requested Preliminary & Final Plat approval for a four-lot Minor Subdivision to be named North Casper. The site is 4.45 ± acres located at 1157 Casper Street, Port Charlotte, FL.

Recommendation:

Community Development Department: Approval

PP-20-12-18

Quasi-judicial

Commission District IV



The Final Plat for Biscayne Landing was approved on November 24, 2020 (FP-19-06-08). The current owner, Lennar Homes, LLC., is now requesting an approval of a Preliminary replat of the residential subdivision to be named, Biscayne Landing II, consisting of 217 lots. The site is 125.93 ± and is located northeast of Biscayne Drive, southeast of the Crestwood Waterway, east of Tulip Street, and, northwest of El Jobean Road (SR 776), south and southwest of Murdock Village, and northwest of Charlotte County Fairgrounds, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval

PAL-20-00004

Legislative

Commission District V



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Parks & Recreation (PKR) and Public Lands & Facilities (PL) to Commercial (COM); for property located 2025 Tamiami Trail, in the Port Charlotte area, containing 11.94± acres; Commission District V; Petition No. PAL-20-00004; applicant: Save-it-All Self Storage, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

PD-20-00008

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD to allow for development of a manufactured home community, increasing density from six units to 230 units, for property located at 12150 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 68.43± acres; the subject property is part of the property for a PD rezoning, Ordinance Number 2007-059, which contains 78.56± acres; Commission District II; Petition No. PD-20-00008; Applicant: Simple Life Ventures, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

Z-20-32-22

Quasi-Judicial

Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Residential Estate 1 (RE-1), for property located at 12100 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 10.04± acres; Commission District II; Petition No. Z-20-32-22; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Recommendation:

Community Development Department: Approval

PD-20-00007

Quasi-Judicial

Commission District IV



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Planned Development (PD), this is a major modification to an approved PD Concept Plan and its associated PD conditions via Ordinance Number 2017-004; for property located northeast of Biscayne Drive, southeast of the Crestwood Waterway, east of Tulip Street, and, northwest of El Jobean Road (SR 776), south and southwest of Murdock Village, and northwest of Charlotte County Fairgrounds, in the Port Charlotte area, containing 125.40± acres; Commission District IV; Petition No. PD-20-00007 Applicant: Lennar Homes, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

~~TLDR 21-01~~ ~~Revisions to Unity of Title Code~~ ~~Legislative~~ ~~Countywide~~



CONTINUED TO MARCH

~~An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Chapter 3-5, Article XXV, Section 3-5-541, titled "Declaration of Unity of Title" of the Code of Laws and Ordinances of Charlotte County, Florida; to clarify certain circumstances under which a Unity of Title may be utilized; to provide for inclusion in the Charlotte County Code; to provide for conflict with other ordinances; to provide for severability; and to provide for an effective date; Applicant: Charlotte County Board of County Commissioners.~~

~~Recommendation:~~

~~Community Development Department: Approval~~

ADJOURNMENT